

SCOTTSDALE

PLANNING COMMISSION MEETING

*** AMENDED MEETING NOTICE AND AGENDA**

*** REVISED THE REQUEST FOR ITEM NOS. 8 & 9**



PLANNING COMMISSION BOARD

Michael D'Andrea, Chair
Ed Grant, Vice-Chair
Jay Petkunas

Matthew Cody
Michael Edwards
David Brantner
Erik Filsinger

Wednesday, October 10, 2012

5:00 P.M.

MARKED AGENDA

PLANNING COMMISSION MEETING

Call to Order – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Roll Call – Commissioner Filsinger Absent

Minutes

1. Approval of September 12, 2012 Remote Hearing Minutes.
2. Approval of September 19, 2012 Off Site Meeting Minutes including Study Session.

Item Nos. 1-2: Approved 6-0; Motion by Brantner, 2nd by Cody.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda.

Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

EXPEDITED AGENDA

3. [16-UP-2012 \(Eldorado Scottsdale\)](#)

Request by applicant for a Conditional Use Permit for a Hotel use on a 1.12 +/- acre parcel located at 6825 E. 4th Street with Multiple Family-Residential, Downtown Overlay (R-5 DO) zoning. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Franco Calabrese, 480-861-2694.**

Item No. 3: Recommended City Council approve case 16-UP-2012, by a vote of 6-0; Motion by Petkunas, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met; 2nd by Brantner.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEBOVITZ AT (480-312-4213). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEBOVITZ AT (480-312-4213).

REGULAR AGENDA

4. [4-GP-2012 \(Grayhawk Resort and Golf Course\)](#)

Request for a Major General Plan Amendment to change the land use designations of a 54.5 +/- acre site located near the northwest corner of E. Thompson Peak Parkway and N. Pima road. The amendment would change the land use designations of 5 +/- acres from Commercial and 8 +/- acres from Developed Open Space to Resorts/Tourism and reconfigure the remaining land use designations of an additional 41.5 +/- acres of the site from Resorts/Tourism to Developed Open Space and from Developed Open Space to Resorts/Tourism. Staff contact person is Mary Vandevord, AICP, 480-312-7902. **Applicant contact person is Roger Tornow, 480-607-5090.**

Item No. 4: Recommended City Council approve case 4-GP-2012, by a vote of 6-0; Motion by Grant, a Major General Plan amendment to change the land use designations from Commercial and Developed Open Space to Resorts/Tourism and reconfigure the remaining land use designations from Resorts/Tourism to Developed Open Space and from Developed Open Space to Resorts/Tourism; 2nd by Cody.

5. [46-ZN-1990#18 \(Grayhawk Resort and Golf Course\)](#)

Request by owner to amend the approved Grayhawk PCD by rezoning from Resort/Townhouse Residential, Open Space, Single-Family Residential, Planned Community District, Environmentally Sensitive Lands (R-4R/O-S/R1-35/PCD/ESL) zoning to Resort/Townhouse Residential, Open Space, Planned Community District, Environmentally Sensitive Lands (R-4R/O-S/PCD/ESL) zoning and amend the Development Plan with Amended Developments Standards within a 54.5 +/- acre site located on the northwest corner of E. Thompson Peak Parkway and N. Pima Road. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Roger Tornow, 480-607-5090.**

Item No. 5: Recommended City Council approve case 46-ZN-1990#18, by a vote of 6-0; Motion by Grant, per the staff recommended stipulations, after determining that the Planned Community District findings have been met, and after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan; 2nd by Cody.

6. [32-UP-1994#4 \(Grayhawk Resort and Golf Course\)](#)

Request by owner to amend an existing Conditional Use Permit to relocate two existing golf holes within a golf course on a 54.5 +/- acre site located on the northwest corner of E. Thompson Peak Parkway and N. Pima Road with Open Space, Planned Community District, Environmentally Sensitive Lands (O-S/PCD/ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Roger Tornow, 480-607-5090.**

Item No. 6: Recommended City Council approve case 32-UP-1994#4, by a vote of 6-0; Motion by Grant, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met; 2nd by Cody.



7. [9-ZN-2012 \(Bacara\)](#)

Request by applicant to rezone from Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-Family Residential, Environmentally Sensitive Lands, Planned Residential Development (R1-10 ESL PRD) zoning, and approve a Development Plan with Amended Development Standards on a 40 +/- acre parcel located at the southeast corner of E. Juan Tabo Road and N. Scottsdale Road. Staff contact person is Keith Niederer, 480-312-2953.

Applicant contact person is Tom Kirk, 480-367-4316.

Item No. 7: Recommended City Council approve case 9-ZN-2012, by a vote of 6-0; Motion by Cody, per the staff recommended stipulations as amended, including the revised Amended Development Standards of the Development Plan, after finding that the Planned Residential Development criteria have been met, and after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan; 2nd by Petkunas.

8. [2-TA-2011 \(Section 7.800. Master Plan Submittals\)](#)

*Staff requests that after discussion and public comments are taken, that this case be Continued to the October 24, 2012, Planning Commission Hearing. This case proposes a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) to create a new section identifying the requirements in Master Plan Submittals as referenced in and modifying the submittal requirements for the Planned Community Center (PCC), Planned Regional Center (PRC), Planned Community (P-C), Western Theme Park (WP), Planned Unit Development (PUD), Planned Residential Development (PRD), and Special Campus (SC) districts. **Applicant/Staff contact person is Don Hadder, 480-312-2352.**

Item No. 8: Continued case 2-TA-2011 to October 24, 2012, by a vote of 6-0; Motion by Grant; 2nd by Edwards.

9. [6-TA-2009#2 \(Downtown Text Amendment pertaining to the Downtown and Citywide\)](#)

*Staff requests that after discussion and public comments are taken, that this case be Continued to the October 24, 2012, Planning Commission Hearing. This case proposes a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455). This text amendment affects the entire city, and primarily the Downtown Area. The proposed amendments are to modify the Sections, Subsections, Figures, Schedules, and Tables of the following: Article I. (Administration and Procedures), Conditional Use Permit requirements for: Section 1.403.I., Hospital, Section 1.403.K., Live entertainment, and Section 1.403.P., Residential health care facility; Section 1.501., Municipal use master site plans approval process; Sections 1.900 through 1.909 pertaining to the Development Review Board and related to: powers (authority), organization, findings, and appeals of the Development Review Board; Zoning Administrator review of minor development applications, and appeals of Zoning Administrator decisions on minor development applications; expiration of approval; and enforcement; Article III. (Definitions), Section 3.100., incorporate and amend definitions affecting the entire city, and primarily the Downtown Area, including but not limited to: building façade, building height, Cultural Improvement Program, Downtown Area, Downtown Boundary, Downtown Plan Urban Design & Architectural Guidelines, gross floor area ratio, live entertainment, parking structure, and stepback plane; Article IV. (Districts and Boundaries Thereof), amend the Section 4.100 tables; Article V. (District Regulations), repeal the Downtown District, Sections 5.3000 through 5.3090, including the Pedestrian Overlay District,



Planned Block Development (PBD) Overlay District, Cultural Improvement Program, and Bonus/incentive provisions; and adopt the Downtown District, regarding Downtown land uses, development standards and bonuses; Article VI. (Supplementary Districts), amend Section 6.403. Use regulations, and Section 6.404. Property development standards, of the Parking P-2 District; Vehicle Parking; repeal the Downtown Overlay District (DO), Sections 6.1200 through 6.1209; adopt Downtown Overlay (DO), regarding additional Downtown land uses and development standards; adopt Planned Block Development Overlay (PBD), regarding additional Downtown land uses and development standards; Article VII. (General Provisions), amend Section 7.103. Structures near airplane runway or landing strip, to update the Scottsdale Revised Code cross-reference; amend Section 7.104. Height limitations on walls, fences, landscape materials and structures on corner lots, to conform with the City Design Standards and Policies Manual; adopt Section 7.105. pertaining to screening requirements for all development, except individual single-family dwellings; and adopt the Cultural Improvements Program pertaining to development that has artwork contribution requirements. **Applicant/Staff contact person is Dan Symer, AICP, 480-312-4218.**

Item No. 9: Continued case 6-TA-2009#2 to October 24, 2012, by a vote of 6-0; Motion by Petkunas; 2nd by Edwards.

Adjournment – 6:05 p.m.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEBOVITZ AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEBOVITZ AT (480-312-7620).